134.0	0007	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,127,600	/	1,127,600
USE VALUE:	1,127,600	/	1,127,600
ASSESSED:	1,127,600	/	1,127,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		SHAWNEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RAILA MARC & HEFFER ERICA/TR
Owner 2:	RAILA/HEFFER FAMILY TRUST
Owner 3:	
Street 1:	30 SHAWNEE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HEFFER ERICA -
Owner 2:	RAILA MARC -
Street 1:	30 SHAWNEE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .24 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Clapboard Exterior and 2846 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10434.000	541,200		586,400	1,127,600
Total Card	0.240	541,200		586,400	1,127,600
Total Parcel	0.240	541,200		586,400	1,127,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.21 /Parcel: 396.21

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 134.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	541,200	0	10,434.	586,400	1,127,600		Year end	12/23/2021
2021	101	FV	525,200	0	10,434.	586,400	1,111,600		Year End Roll	12/10/2020
2020	101	FV	525,100	0	10,434.	586,400	1,111,500	1,111,500	Year End Roll	12/18/2019
2019	101	FV	406,000	0	10,434.	549,800	955,800	955,800	Year End Roll	1/3/2019
2018	101	FV	213,900	0	10,434.	454,500	668,400	668,400	Year End Roll	12/20/2017
2017	101	FV	213,900	0	10,434.	417,800	631,700	631,700	Year End Roll	1/3/2017
2016	101	FV	213,900	0	10,434.	381,200	595,100	595,100	Year End	1/4/2016
2015	101	FV	212,800	0	10,434.	373,800	586,600	586,600	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10482

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEFFER ERICA,	64612-540		12/5/2014	Convenience	99	No	No		
ALBANO SALVATOR	48556-245		11/27/2006		455,000	No	No		
ALBANO CIVITANA	32479-384		3/12/2001	Family	1	No	No		
	21052-210		3/1/1991		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/2017	1112	Addition	150,000	O				add 2nf fl w/3 bed
11/16/2012	1509	Manual	16,500	C				
3/6/2007	128	Redo Bat	9,200					

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2018	MEAS&NOTICE	HS	Hanne S
5/1/2013	Info Fm Prmt	EMK	Ellen K
12/11/2008	Meas/Inspect	189	PATRIOT
2/28/2007	MLS	MM	Mary M
10/27/2000	Hearing N/C	189	PATRIOT
12/9/1999	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/5/1999	Measured	256	PATRIOT
4/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

86604

GIS Ref

GIS Ref

Insp Date

02/19/18

!10482!

PRINT

Date	Time
12/30/21	10:47:03

LAST REV

Date	Time
07/23/18	13:09:40
apro	

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	86604
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10434		Sq. Ft.	Site		0	80.	0.70	9									586,416						586,400	

Total AC/HA:	0.23953	Total SF/SM:	10434	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	586,416	Spl Credit		Total:	586,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	177.237
Other Features:	136998
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	606739
Depreciation:	65528
Depreciated Total:	541211

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	1
Totals			
1	8	5	

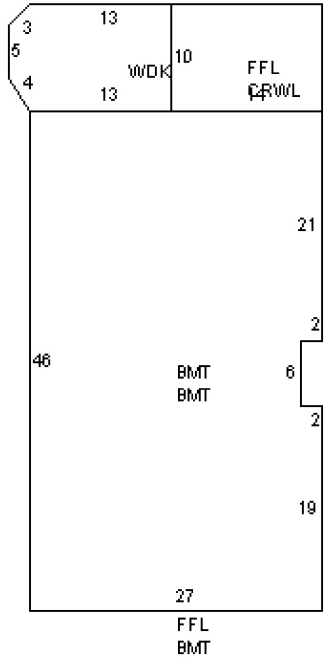
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	177.24
Special Features:	0	Val/Su Net:	101.25
Final Total:	541200	Val/Su SzAd	395.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	3,690	59.980	221,315
FFL	First Floor	1,370	177.240	242,815
WDK	Deck	145	13.020	1,889
CRWL	Crawl Space	140	26.590	3,722

Net Sketched Area:	5,345	Total:	
Size Ad	1370	Gross Area	16415	FinArea	2846
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

134.0-0007-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc